

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
December 17, 2015
1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Laura Flores
Doris Holleb
Les Bond
Michael Kelly
Daniel Sih
Patricia Scudiero
Linda Searl
Smita Shah
Juan Carlos Linares
Sarah Lyons
Rebekah Scheinfeld
Bishop John R. Bryant
Alderman Walter Burnett
Alderman Daniel S. Solis
Alderman Thomas Tunney
Alderman Howard Brookins, Jr

ABSENT

Terry Peterson
Alderman Joseph Moore
Alderman Daniel S. Solis
Alderman Edward Burke

- I. The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with thirteen members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on December 17, 2015.
- III. The Minutes of the November 19, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 6 under Adjacent Neighbors, item number 7 under Sealed Bid; items numbered 8 and 9 under Negotiated Sales, items numbers 10 through 12 under Acquisitions and**

Dispositions, and item number 13 under Tax Increment Financing were approved by an omnibus vote of 12-0.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6357 S Rhodes Avenue (15-115-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5246 S. Laflin Street (15-115-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3039 W. Arthington Street (15-115-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4830 S. Throop Street (15-115-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4940 South Forrestville Avenue (15-115-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2940 W. Polk Street (15-115-21)

Sealed Bid

7. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 437 North Moticello Avenue. (15-119-21)

Negotiated Sales

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5049-53 South Michigan Avenue.
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2130 and 2134 West 51st Place.

Acquisitions and Dispositions

10. A resolution recommending a proposed ordinance authorizing the acquisition of 4 parcels of land from the Community College District No. 508, County of Cook and State of Illinois ("City Colleges of Chicago") for the property generally located at 1900 West Van Buren Street. (15-113-21)
11. A resolution recommending a proposed ordinance authorizing the acquisition of six (6) parcels of land from MCZ Development, LLC to the City of Chicago for the creation of public open space for the property generally located at 1623-25 West Edgewater; and 1628-30 West Hollywood. (15-117-21)
12. A resolution recommending a proposed ordinance authorizing the disposition of six (6) city-owned parcels to the Chicago Park District for public open space for the property generally located at 1623-25 West Edgewater; and 1628-30 West Hollywood. (15-118-21)

Tax Increment Financing

13. A resolution recommending a proposed ordinance authorizing The Central West Tax Increment Financing Redevelopment Project in the area generally bounded by West Madison and West Lake Streets on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and South Western Avenue on the west. And an additional amended area generally bounded by West Van Buren Street on the north; South Ashland Avenue on the west, West Polk Street on the south, and South Hoyne Avenue on the east. (15-120-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Residential Business Planned Development application submitted by Chicago Wells Development, LLC, for the property generally located at 800-820 N. Wells St., 200-206 W. Chicago Ave., and 201-209 W. Institute Pl. The site is currently zoned C2-5, Motor Vehicle Related Commercial District and the applicant proposes to reclassify the site to an RM-6.5, Residential Multi-Unit District prior to establishing the Residential Business Planned Development. The applicant proposes to construct a multi-story mixed-use building with ground floor office space, 55 dwelling units, accessory parking and accessory uses. (27th Ward) **Approved 14-0-1 with Commissioner Burnett being recused. Yeas – Commissioners Bond, Bryant, Flores, Holleb, Linares, Lyons, Kelly,**

Reifman, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera

2. A proposed map amendment and Commercial Manufacturing Planned Development in the Kinzie Industrial Corridor, submitted by 1330 W. Fulton, LLC, for the property generally located at 1300-1344 West Fulton Street, 301-329 North Ada Street, 1301-1345 West Carroll Avenue and 300-330 North Elizabeth Street. The Applicant proposes to rezone the property from M2-3 (Light Industry District) to C3-5 (Commercial, Manufacturing and Employment District), in order to complete a partially built commercial office building proposed to be 134' in height and partially built parking garage as well as construct additional ground floor commercial space on an approximately 136,282 square foot site. (27th Ward) **Map Amendment Approved 14-0-1 with Commissioner Burnett being recused. Yeas – Commissioners Bond, Bryant, Flores, Holleb, Linares, Lyons, Kelly, Reifman, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera**

PD Approved 14-0-1 with Commissioner Burnett being recused. Yeas – Commissioners Bond, Bryant, Flores, Holleb, Linares, Lyons, Kelly, Reifman, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera

3. A proposed amendment to Residential Business Planned Development #1272 submitted by 1546 North Clark, LLC, for the property generally located at 1546 North Clark Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 681). The Applicant is seeking the amendment to allow for the construction of a 128' 6" tall, 48 dwelling unit building with commercial uses on the ground floor. (2nd Ward) **PD Approved 11-0-1 with Commissioner Searl abstaining, Yeas – Commissioners Burnett, Flores, Linares, Lyons, Kelly, Reifman, Scudiero, Shah, Sih, Tunney, Cabrera.**
Lakefront Approved 10-0-1 With Commissioner Searl abstaining, Yeas – Commissioners Burnett, Flores, Linares, Lyons, Reifman, Scudiero, Shah, Sih, Tunney, and Cabrera.

4. An application to establish a residential business planned development, submitted by Houston 7979 Parking, LLC, for the property generally located at 2434 North Sacramento Avenue and 2500 N. Milwaukee Avenue. The applicant is proposing to construct a mixed-use building with a maximum height of 98'-0". The building will contain 220 dwelling units, approximately 114,000 square feet of commercial and retail space. The Applicant is requesting to rezone the property from C2-2 (Motor Vehicle Related Commercial District) to C2-5 (Motor Vehicle Related Commercial District) and then to a Residential Business Planned Development. (32nd Ward) **Approved 11-0, Yeas- Commissioners Burnett, Flores, Linares, Lyons, Reifman, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera.**

5. A proposed Residential Planned Development submitted by the Applicant, Guardian Properties, LLC, for the property generally located at 2500-20 West Cortland Street, 1900-24 North Campbell Avenue and 2501-31 West Homer Street. The Applicant intends to construct approximately 49 townhomes with accessory parking and common open space on an approximately 65,405 square

foot site. The underlying zoning for the site is currently C1-1 (Neighborhood Commercial District) and RS-3 (Residential Single Unit (Detached House) District) and is proposed to be changed to RM4.5 (Residential Multi-Unit District), prior to establishing the proposed Residential Planned Development. (Ward 1) **Approved 11-0, Yeas- Commissioners Brookins, Burnett, Flores, Linares, Lyons, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera.**

6. An application to establish a business planned development, submitted by L.V.M. Corporation, for the property generally located at 601 West Diversey Parkway. The Applicant is proposing to demolish the existing building on the subject site and then to construct a nine-story, 116'-0" tall, 150 key hotel on the subject site. The proposal would include a minimum of 83 parking spaces within the development. The Applicant is requesting to rezone the property from B1-2 (Neighborhood Shopping District) to a B3-5 (Community Shopping District) and then to a Business Planned Development. (43rd Ward) **Approved 8-0-1 with Commissioner Searl abstaining, Yeas – Commissioners Burnett, Linares, Reifman, Scudiero, Searl, Sih, Tunney, and Cabrera.**
 7. A proposed Commercial Manufacturing Planned Development submitted by the Applicant, New Chinatown Real Estate, LLC, for the property generally located at 400-448 W. 18th Street, 1701-1735 S. Canal Street, 1700-1734 S. Stewart Avenue and 1717-1735 S. Stewart Avenue. The Applicant intends to construct a one-story commercial building with approximately 47,000 square feet of commercial space, including a retail/wholesale grocery space and accessory parking on an approximately 118,997 square foot site. The site is currently zoned PMD (Planned Manufacturing District) 11B and will remain as such prior to the establishment of the proposed Commercial Manufacturing Planned Development. (Ward 25) **Approved 8-0, Yeas – Commissioners Burnett, Linares, Reifman, Scudiero, Searl, Sih, Tunney, and Cabrera.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: **5:50 PM**